

Board of Adjustment



Agenda

DANETTE HARRIS- Chair

GREG HITCHENS

WADE SWANSON

TYLER STRADLING

CHAD CLUFF

TRENT MONTAGUE- Vice Chair

MARK FREEMAN

October 15th, 2013

City Council Chambers- Upper Level

57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE SEPTEMBER 10TH, 2013 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.

CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA13-042 1705 West Main Street (District 3) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the PS zoning district. (PLN2013-00359)

Staff Planner: Julia Kerran

Staff Recommendation: Approval with Conditions

- *2. BA13-045 960 North Riverview (District 1) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the PS-PAD zoning district. (PLN2013-00392)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

3. BA13-049 2535 West Broadway Road (District 3) – Requesting: 1) a Variance to allow the reduction to the required parking space dimensions; and 2) a Variance to allow an encroachment into the required side yard in the RS-9 zoning district. (PLN2013-00381)

Staff Planner: Julia Kerran

Staff Recommendation: Denial

4. BA13-051 333 West 9th Street (District 1) – Requesting: 1) a Variance to allow an encroachment into the required side yard; 2) a Variance to allow an encroachment into the required rear yard; and 3) a Variance to exceed the maximum roof area allowed, all in the RS-6 zoning district. (PLN2013-00426)

Staff Planner: Julia Kerran

Staff Recommendation: Denial

- *5. BA13-052 2415 South Signal Butte Road (District 6) – Requesting a Special Use Permit for an Assisted Living Facility in the RM-4-PAD-PAD zoning district. (PLN2013-00340)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *6. BA13-053 1330 South Crismon Road (District 6) – Requesting a Special Use Permit for a Comprehensive Sign Plan in the RS-43-PAD zoning district. (PLN2013-00443)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

7. BA13-054 7 and 19 East Broadway Road (District 4) – Requesting a Special Use Permit for an automotive oriented use in the DB-2 zoning district. (PLN2013-00433)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

- *8. BA13-055 6458 East Broadway Road (District 2) – Requesting a Special Use Permit for a skilled nursing facility in the RM-4 zoning district. (PLN2013-00419)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

OTHER BUSINESS:

C. ITEMS FROM CITIZENS PRESENT.